



Section 8 Landlord Newsletter

OCTOBER 2019

Housing Authority of the City of Los Angeles

www.hacla.org

New Voucher Payment Standards

The Section 8 Voucher Payment Standard (VPS) is the most the Housing Authority can pay for rent on the family's behalf (the contract rent can never be higher than the comparable rents determined by the third party vendor). The VPS depends on the S8 family's Voucher Bedroom Size.

Voucher Bedroom Size	SRO	0	1	2	3	4	5	6
Voucher Payment Standard	\$959	\$1,279	\$1,668	\$2,151	\$2,641	\$2,905	\$3,340	\$3,776

The Voucher Payment Standards have changed as follows:

- The new VPS will be used effective October 1, 2019 for new admissions and families moving.
- The new VPS will be used at your tenant's upcoming annual re-examination, starting with re-examinations effective January 1, 2020 or later.

Source of Income/Section 8 Protections

"Source of Income" (SOI) laws protect the rights of tenants to use income from public assistance, or other sources that may be viewed as non-traditional to pay rent. Housing providers cannot lawfully reject rental applicants because they receive, or will receive, assistance in paying their rent when they are otherwise qualified for the housing. Housing providers must include all sources of lawful income in determining whether a rental applicant is able to pay the rent.

Lawful sources of income include regular paychecks, social security, supplemental security income (SSI), disability income, CalWORKs, child support, spousal support, public assistance, savings, unemployment benefits or wages from lawful employment.

Beginning January 1, 2020 the City of Los Angeles will include Section 8 in its source of income protection laws. It will be illegal for a housing provider to deny a rental applicant because the applicant has a Section 8 voucher. It is also illegal for the housing provider to deny a current tenant's request to use a Section 8 voucher to pay for the rent.

Property owners may screen and reject any applicant, including those with a Section 8 voucher, for past conduct and ability to pay rent, as long as the screening is applied equally to all applicants.

Source: Housing Rights Center

Did you know funding for Section 8 Housing is determined by census data?
The 2020 Census is coming! Be Informed. Be Involved. Be Counted. www.census.lacity.org

The Landlord Newsletter is available online at:
<http://www.hacla.org/formsdocuments>

Rent Stabilization Ordinance (RSO) and Section 8

These workshops provide a basic overview of the Rent Stabilization Ordinance (RSO). The October workshops will cover: **“RSO and Section 8.”** Below is the schedule of the upcoming workshops. To RSVP, call the Housing + Community Investment Department (HCIDLA) at (213) 928-9075. You must reserve in advance. Reservations must be received one day prior to the session.

Location	Date(s)	Time
690 Knox St., Ste. 125 Los Angeles, CA 90502	Tuesday, October 8, 2019	10:00am (Spanish)
3550 Wilshire Blvd. 15th Flr. Los Angeles, CA 90010	Wednesday, October 9, 2019	10:00am
2130 East 1st Street., Ste. 2600 Los Angeles, CA 90033	Thursday, October 10, 2019	10:00am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Wednesday, October 16, 2019	6:30pm
6400 Laurel Canyon Blvd., Ste 610 North Hollywood, CA 91606	Thursday, October 17, 2019	10:30am
1645 Corinth Ave., Ste. 104 Los Angeles, CA 90025	Wednesday, October 23, 2019	10:30am
1200 W. 7th St., Rm. 100 Los Angeles, CA 90017	Thursday, October 31, 2019	6:30pm (Spanish)

2019 Landlord Seminars

The Landlord Seminars are designed to explain how the Section 8 Program works from the landlord’s perspective. The schedule of the 2019 seminars is listed below **Please note this year’s schedule includes quarterly Saturday sessions.**

Dates	Time	Location
Thursday, October 10th	10am	South Office: 19600 Hamilton Ave., Torrance, CA 90502
Saturday, November 2nd	9am	2600 Wilshire Blvd. Board Room Los Angeles, CA 90057
Wednesday, December 11th	10am	Valley Office: 6946 Van Nuys Blvd., Ste 100 Van Nuys, CA 91405

The dates of the Landlord Orientation are also posted on our website at:

<http://www.hacla.org/ownerorientation>

You must reserve a seat to attend one of the seminars by calling (213) 252-8708, and selecting option 2. When calling, please leave a contact phone number. The schedule is subject to change.

Join HACLA on Twitter @hacla1938. www.twitter.com/hacla1938

You must report address and telephone number changes even if you are receiving your Housing Assistance Payments (HAP) via direct deposit by calling (213) 252-8708

Comply with Fair Housing Laws. Owners can visit the Office of Fair Housing and Equal Opportunity (FHEO) website at the U.S. Department of Housing and Urban Development (HUD): www.hud.gov

Property listing service is available online at:

<http://www.hacla.org/propertylistings>. Basic property listing service is free of charge. Monitor your listings and remove any outdated listings that are unavailable. Login regularly to update or list new vacancies.

If you suspect anyone of committing fraud, you can call (800) 461-9330 or file a report online at: www.convercent.com/report. Your name will remain anonymous.